



DEVELOPMENT SERVICES

CITY OF FRISCO

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Memorandum

To: Comprehensive Plan Advisory Committee

From: Michael L. Walker, AICP, Senior Planner

xc: John Lettelleir, AICP, Director of Development Services
Jeffrey Witt, AICP, Comprehensive & Environmental Administrator

Date: January 29, 2010

Subject: Priorities for 2010

At last year's Annual Review Meeting, the Comprehensive Plan Advisory Committee recommended to the Planning & Zoning Commission that the priority set for 2009-10 was to continue the process to update the Comprehensive Zoning Ordinance.

City Council approved Phase 1, The Diagnostic Report, on January 13, 2010. Phase 2, the preparation of the new zoning ordinance, is underway and is scheduled to be completed by November of 2010. Phase 2 will consist of meetings with the ZAC as well as formal public workshops and public hearings before the Planning & Zoning Commission and City Council.

Staff recommends that no new projects be added to the priorities for 2010 to continue focus on completion of the Comprehensive Zoning Ordinance update. Updating the Zoning Ordinance will be a very involved project that will require a substantial commitment of staff time. For this reason, and to insure a thorough, quality product, staff is not recommending any new projects for 2010. Also, as you review the attached priorities list, you will discover that we all have been successful in completing a majority of these priorities as broken down below:

Total priorities:	23
Completed:	9
Ongoing:	11*
No support/funding:	3

* Of the 11 ongoing priorities, nine are priorities with no end date. These are priorities that relate to review of projects on a case-by-case basis. These priorities are denoted with an asterisk on the attached priorities lists.

Implementation Action Priorities

Priority

Consider developing an integrated Fiscal Impact Analysis system. An independent consultant firm with expertise in this area will likely be needed.

Incorporate additional pedestrian access and connectivity requirements.

Create a cross-section for a 12-foot, off-street H&B Trail and amend it into the Thoroughfare Standards and Subdivision Regulations Ordinance, as applicable.

Investigate opportunities for retrofitting pedestrian and bicycle routes into areas that are currently developed, especially areas that may be in need of improvement.

Incorporate residential site layout requirements.

Require the construction of cul-de-sacs to be minimized in new developments to increase street connectivity.

Determine the exact dimensions and geometrics for the recommended new street sections. These should be established by the Engineering Services and then amended into the Thoroughfare & Circulation Design Requirements or Subdivision Regulations Ordinance, as applicable.

Develop Existing Neighborhood Database

Amend Multifamily Zoning Districts to allow Mixed-Use development by-right.

Action (notes)

Proposed in FY06-07, FY07-08, FY08-09, and FY09-10 but did not receive funding in the budget. Not recommended to P&Z.

Completed - Incorporated in the Form Based Codes Manual and Subdivision Ordinance update.

Completed - Council approved Parks' recommendation for the updated Hike & Bike Trail Master Plan.

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Completed - Subdivision Ordinance Amendment.

Completed - Standards incorporated in the Form Based Codes Manual. Also being addressed in the Sub. Ord. update.

In progress

Completed - Populating database quarterly.

No Action - Determined not feasible on remaining undeveloped multifamily properties during review FY07-08.

Ongoing Implementation Action Priorities

Priority

Action

Zoning Ordinance

Determine whether form-based zoning is a better approach to implement Plan policies than mixed-use districts. If a form-based program is better, incorporate such an option.

Completed - Form Based Codes Manual completed to use in PD requests for Mixed-Use developments.

Other Development Regulations

Use a Tiered System of Evaluation (*Table 5-2*) in the development review process to determine the appropriateness of a zoning proposal.

Ongoing *

Evaluate tributaries to determine the highest quality riparian corridors and to identify riparian corridors that can be restored to an appropriate functioning condition.

Ongoing *

Identify the appropriate buffer size for tributaries, outside of the erosion control setback, to protect and/or help to reestablish ecological functionality. Appropriate protection requirements should then be established by ordinance.

Ongoing *

City Programs/Projects

Allocate funds toward the establishment of Grand Park.

Ongoing * City has contracted with Carter Burgess for the first phase of improvements. Staff has been meeting with potential developers of the privately-owned property.

Additional Items Completed or Ongoing

Priority

Review and update parking requirements.

Require big-box retail buildings divide facades visually, finish out all visible facades, and integrate other retail uses and/or land use types.

Update the City's currently adopted Hike and Bike Trail Master Plan in the near future.

Expore options for an incentive-based program for non-residential green building program.

Consider options for possible redevelopment as proposed new developments are reviewed.

Continue to work with local school districts and local colleges on educational planning efforts.

Work with the FEDC, the Frisco Convention & Visitors Bureau, and other tourism-related interests to market Frisco as a destination city.

Ensure that the three rail stations planned for within the city remain in Frisco, and encourage additional stations within Frisco, if possible.

Continue the current bus transit programs as alternative transportation options.

Action (notes)

In progress – Part of the CZO Update.

Completed - Incorporated in the Form Based Codes Manual. Applies to new PD zoning requests.

Completed - Council approved Parks' recommendation for the updated H&B Trail Master Plan.

Not feasible and not financially possible.

Ongoing *

Ongoing *

Ongoing * Frisco CVB is taking the lead on this goal.

Ongoing * Options being considered with the City's Transit Study. NCTCOG Mobility Plan shows 3 rail stations as proposed in the Comprehensive Plan. Additional stations limited by technology. City met with DART and BNSF officials to discuss rail station sites.

Ongoing * New options being considered with the current Transit Study.